



Mecklenburg County
October 20, 2015
@ 3:00 p.m.
Agenda

Building-Development Commission

1. Minutes Approved for September BDC Meeting
2. BDC Member Issues
3. Industry Association Issues.....Jonathan Bahr
4. Public Attendee Issues
5. Building Development Commission Policy.....Jim Bartl
6. Review of HB255.....*to be assigned*
7. Department Proposal to Add Positions.....*to be assigned*
8. Construction Valuation Data Report Bug.....*to be assigned*
9. Confirm Technology Priorities Related to Gartner/Task Force Recommendations
10. County Fire Marshal Report.....Ted Panagiotopoulos
11. Quarterly Reports
 - a. Commercial Plan Review Report.....Chuck Walker
 - b. Code Compliance Report.....Gary Mullis
 - c. Consistency Team Report.....Tommy Rowland
 - d. Code Interpretation Quarterly Newsletter.....CAs and Shannon Clubb
 - e. Technical Advisory Board Quarterly Report.....Lon McSwain
12. Quarterly BDC Bulletin Exercise.....Jim Bartl
13. Department Statistics and Initiatives Report.....Jim Bartl
 - a. September Statistics Report
 - b. Status Report on Various Department Initiatives
 - c. Other
 - d. Manager/CA Added Comments
14. Adjourn

The next **BDC Meeting** is scheduled for **3:00 p.m., November 17th 2015**. Please mark your calendars.

BUILDING DEVELOPMENT COMMISSION

Minutes of September 15, 2015 Meeting

Travis Haston opened the Building-Development Commission (BDC) meeting at 3:03 p.m. on Tuesday, September 15, 2015.

Present: Chad Askew, Tom Brasse, Rodney Kiser, Scott Shelton, Ben Simpson, Michael Stephenson, Rob Belisle, Travis Haston and Hal Hester

Absent: Jonathan Bahr, Melanie Coyne, John Taylor and Wanda Towler

1. MINUTES APPROVED

Tom Brasse made the motion to approve the BDC Meeting Minutes of July 21, 2015 with a modification showing his absence; seconded by Ben Simpson. The motion with modification passed unanimously. Ben Simpson made the motion to approve the BDC meeting Minutes of August 18, 2015, seconded by Rodney Kiser. The motion passed unanimously.

2. BDC MEMBER ISSUES

Tom Brasse requested meeting minute distribution the Friday prior to each monthly BDC meeting.

3. PUBLIC ATTENDEES ISSUES

No public attendee issues.

4. BUILDING DEVELOPMENT ORDINANCE (BDO) CHANGES

Aka BDC Member Association Information Distribution Responsibility

Jim Bartl began the continuation of last month's discussion regarding the RFBA presented in the August 18th BDC meeting. The RFBA followed up on the BDC's discussion of June 16th, regarding appropriate action on two issues related to the AE-GC-Builder's Task Force work. The BDC requested the Department proceed as follows: On the BDC seat designation; delete all RFBA references to adding section 107.1.5(D) to the Building-Development Ordinance. Retain the section regarding BDC membership, including 107.1.1(A) and 107.1.4., then submit to the County Manager's office for consideration in adding to the BOCC's Sept 15th agenda. We've completed that assignment and the RFBA is before the BOCC this evening. Regarding the BDC Member Association information distribution; the Department agreed to collect association comments from BDC members, consolidate and distribute to all BDC members before the September meeting. The Department received no association member comments to distribute. Jim went on to say that this issue has two parts. Part 1, BDO changes saying the BDC will periodically identify topics to distribute and by virtue of holding a seat on the BDC, member associations are obligated to convey that information to their members. Regarding the draft policy; the County Attorney instructed a requirement of supporting policy outlining this procedure. In the June 16th meeting, the BDC requested the Department take the lead in developing a 1st draft BDC policy on distributing information to association membership. The BDC Chair and Vice-Chair reviewed the draft BDC policy before the August 13th distribution. Since we sent the original draft RFBA and draft BDC policy to BDC members on August 13th, we don't think it is necessary to go over that content again. Jim went on to say that after discussion with the Chair and Vice-Chair it was suggested by BDC leadership to drop the RFBA, deleting section 5 and focus on items 1-4.

Travis Haston, Vice-Chair pointed out to members that the Department is not putting a lot of burden on members to do anything. Basically, they will be copied in the email that is sent to member and member reps. All you are required to do when going to your association monthly meetings is make sure the rep sent it out, copying you on the distribution. It could be a onetime conversation saying copy me when you distribute the group email. There is no reporting back to anyone. The instructions do not even require us to send back to anyone else at the Department. There is no real burden on the rep. Regarding verification there is no verification except within your own associations. Travis then asked if all members understood this.

BS: This is with the deletion of article 5?

TB: Initially there was going to be a county email address to copy when we distribute information so that the county realizes we sent it.

TH: That is not within these procedures.

CA: So there is no accountability?

TB: So this is taking the consequences of accountability away?

TH: We as an industry brought this recommendation to the Department and they carved it up. They are not trying to shove this down our throat. They are just saying this is a way we can do it. Jonathan Bahr spoke with the Chamber rep who felt the more responsibility you put on a potential candidate to hold one of these seats, the more apt they are to say 'no, I don't want to have the burden of doing this when I am already volunteering.' I say to remove the accountability procedures and this does not have to go the BOCC. We can then add bullet point #2 under Development and Distribution for formal notification. BDC members are encouraged to follow up with their respective association representatives after pertinent information has been distributed by the Department to ensure it has been distributed to all members in a timely manner.

TB: I think this is probably fine. I spent a lot of time reading the BDO after our previous conversation. If you read our role, it is clear we "shall" in legal terms. *Tom refers to the Building Development Ordinance 107.1.5.B.2) Continual development of professionalism integrity performance and public awareness within the Department. 107.1.5.B.4) The publication and the distribution to the public as an advisory dealing with proposed changes to the General Statutes, the Code, ordinances and governmental procedure as they pertain to land development and building regulatory programs in Mecklenburg County. 107.1.5.B.5) Methodologies to keep the public informed of recommended and implemented changes in land development / building regulatory programs and fees, and provide an avenue for public input. Provide a process for feedback from the public concerning the Department and provide suggested solutions.* Tom went on to say that: it implies that we "shall" assist, advise and make recommendations. Seems if you completely disregard your role on the BDC there is already an avenue saying you are not following the ordinance and you would be removed. I think the way it was written, the HBA's against it and I wasn't prepared to support it.

TH: I say we change the wording; from will to should.

CA: As far as AIA is concerned, they didn't support #5.

TH: I agree if you knew what the agreed upon duty is as a member of the BDC then it should take care of itself; if not; you shouldn't be on the board. There is a definite communication problem with the County. I think there is legitimate interest. The standard we are potentially holding the member organization to, is far higher than any standard you hold yourselves to.

JB: We offered to have you sit in a room and draft this out with us. You asked the Department to come up with a draft. We did our best at drafting this. I think we should take your text changes, changing item 4 to say "should". If that's your direction, we'll make changes and distribute.

5. FY15 EOY Numbers

Amy Hollingsworth reviewed the FY15 EOY numbers as listed below; from the September BDC PowerPoint presentation.

FY 15 Year End Numbers

FY 15 Revenue:	Permit Revenue	\$ 22,191,766.85
	Other Revenue	\$ 3,628,538.76
	Total Revenue	\$ 25,820,305.61*

* totals: based on Navision reporting

FY 15 Expenses:	Expenses	\$ 22,402,054
	Encumbrances	\$ 216,125
	Total Expenses	\$ 22,618,179

Total in Special Fund Code Enforcement \$ 15,354,549***
Starting Balance FY15 \$ 12,745,184 +\$ 3,739,365 -\$1,130,000 = \$ 15,354,549

1 Figure takes into account expenditures requested during FY 15:

HMC Renovations CSC Tech Support Buyout CSC Infrastructure Consultant Gartner Contract

Jim discussed Code Enforcement's Summary of Key Data Points, first reminding members they had previously received an emailed copy. Jim referred to the data in the context of Department's historic annual performance, back to 2004 (12 years of data).

Code Enforcement Summary of key data points													Code Enforcement Summary of key data points													Code Enforcement Summary of key data points																													
Item	FY 2004	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY2012	FY2013	FY2014	FY2015	Item	FY 2004	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY2012	FY2013	FY2014	FY2015	Item	FY 2004	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY2012	FY2013	FY2014	FY2015																	
Permits:													Permits:													Permits:																													
-applied for	76,990	83,672	89,893	96,434	91,739	71,347	66,422	70,238	74,852	81,067	87,892	96,558	-applied for	76,990	83,672	89,893	96,434	91,739	71,347	66,422	70,238	74,852	81,067	87,892	96,558	-applied for	76,990	83,672	89,893	96,434	91,739	71,347	66,422	70,238	74,852	81,067	87,892	96,558																	
-issued	75,240	81,848	89,346	96,003	90,898	70,756	66,417	69,886	75,050	81,427	88,160	94,913	-issued	75,240	81,848	89,346	96,003	90,898	70,756	66,417	69,886	75,050	81,427	88,160	94,913	-issued	75,240	81,848	89,346	96,003	90,898	70,756	66,417	69,886	75,050	81,427	88,160	94,913																	
Construction value permitted	\$2,900,380	\$3,295,680	\$3,975,380	\$4,523,780	\$4,708,800	\$2,703,800	\$1,653,580	\$1,708,800	\$2,787,980	\$3,154,080	\$3,994,780	\$6,093,880	Construction value permitted	\$2,900,380	\$3,295,680	\$3,975,380	\$4,523,780	\$4,708,800	\$2,703,800	\$1,653,580	\$1,708,800	\$2,787,980	\$3,154,080	\$3,994,780	\$6,093,880	Construction value permitted	\$2,900,380	\$3,295,680	\$3,975,380	\$4,523,780	\$4,708,800	\$2,703,800	\$1,653,580	\$1,708,800	\$2,787,980	\$3,154,080	\$3,994,780	\$6,093,880																	
number of FTE's	191	197	227	223	240	242	176	130	142	165	191	220	number of FTE's	191	197	227	223	240	242	176	130	142	165	191	220	number of FTE's	191	197	227	223	240	242	176	130	142	165	191	220																	
annual budget	\$18,308M	\$18,68M	\$21,231M	\$21,967M	\$25,62M	\$24,816M	\$17,551M	\$13,220M	\$14,243M	\$17,774M	\$21,56M	\$24,22M	annual budget	\$18,308M	\$18,68M	\$21,231M	\$21,967M	\$25,62M	\$24,816M	\$17,551M	\$13,220M	\$14,243M	\$17,774M	\$21,56M	\$24,22M	annual budget	\$18,308M	\$18,68M	\$21,231M	\$21,967M	\$25,62M	\$24,816M	\$17,551M	\$13,220M	\$14,243M	\$17,774M	\$21,56M	\$24,22M																	
Inspections performed:	305,359	307,194	348,838	372,244	312,267	225,586	179,248	181,621	177,661	207,988	238,068	261,121	Inspections performed:	305,359	307,194	348,838	372,244	312,267	225,586	179,248	181,621	177,661	207,988	238,068	261,121	Inspections performed:	305,359	307,194	348,838	372,244	312,267	225,586	179,248	181,621	177,661	207,988	238,068	261,121																	
Inspection response time in days:													Inspection response time in days:													Inspection response time in days:																													
-Bldg	1.25	1.08	1.053	1.051	1.06	1.038	1.05	1.078	1.16	1.3	1.28	1.289	-Bldg	1.25	1.08	1.053	1.051	1.06	1.038	1.05	1.078	1.16	1.3	1.28	1.289	-Bldg	1.25	1.08	1.053	1.051	1.06	1.038	1.05	1.078	1.16	1.3	1.28	1.289																	
-Elec	1.98	1.87	1.39	1.13	1.0962	.78	1.259	1.243	1.177	1.249	1.43	1.567	-Elec	1.98	1.87	1.39	1.13	1.0962	.78	1.259	1.243	1.177	1.249	1.43	1.567	-Elec	1.98	1.87	1.39	1.13	1.0962	.78	1.259	1.243	1.177	1.249	1.43	1.567																	
-Mech	2.28	1.34	1.1	1.055	1.0417	1.018	1.03	1.098	1.1925	1.312	1.55	1.38	-Mech	2.28	1.34	1.1	1.055	1.0417	1.018	1.03	1.098	1.1925	1.312	1.55	1.38	-Mech	2.28	1.34	1.1	1.055	1.0417	1.018	1.03	1.098	1.1925	1.312	1.55	1.38																	
-Plbg	1.35	1.12	1.05	1.043	1.023	1.012	1.03	1.083	1.14	1.164	1.36	1.278	-Plbg	1.35	1.12	1.05	1.043	1.023	1.012	1.03	1.083	1.14	1.164	1.36	1.278	-Plbg	1.35	1.12	1.05	1.043	1.023	1.012	1.03	1.083	1.14	1.164	1.36	1.278																	
-overall average	1.68	1.3	1.156	1.0717	1.0608	1.0475	1.12	1.146	1.1675	1.26	1.4	1.404	-overall average	1.68	1.3	1.156	1.0717	1.0608	1.0475	1.12	1.146	1.1675	1.26	1.4	1.404	-overall average	1.68	1.3	1.156	1.0717	1.0608	1.0475	1.12	1.146	1.1675	1.26	1.4	1.404																	
Inspection response time (IRT) in % completed 1st 24 hours: see note 8													Inspection response time (IRT) in % completed 1st 24 hours: see note 8													Inspection response time (IRT) in % completed 1st 24 hours: see note 8																													
-Bldg	95.45%	96.47%	97.69%	97.72%	97.73%	98.53	98.23	95.96	92.86	88.77	85.78	78.6	-Bldg	95.45%	96.47%	97.69%	97.72%	97.73%	98.53	98.23	95.96	92.86	88.77	85.78	78.6	-Bldg	95.45%	96.47%	97.69%	97.72%	97.73%	98.53	98.23	95.96	92.86	88.77	85.78	78.6																	
-Elec	79.22%	75.44%	83.80%	84.28%	95.8	95.84	89.52	88.69	91.47	91.2	79.08	57.56	-Elec	79.22%	75.44%	83.80%	84.28%	95.8	95.84	89.52	88.69	91.47	91.2	79.08	57.56	-Elec	79.22%	75.44%	83.80%	84.28%	95.8	95.84	89.52	88.69	91.47	91.2	79.08	57.56																	
-Mech	84.40%	85.20%	95.75%	97.59%	98.58	98.3	98.38	95.66	91.58	90.23	74.38	69.86	-Mech	84.40%	85.20%	95.75%	97.59%	98.58	98.3	98.38	95.66	91.58	90.23	74.38	69.86	-Mech	84.40%	85.20%	95.75%	97.59%	98.58	98.3	98.38	95.66	91.58	90.23	74.38	69.86																	
-Plbg	94.18%	94.96%	98%	98.22%	98.58	98.5	98.74	96.39	93.875	94.5	81.75	75.65	-Plbg	94.18%	94.96%	98%	98.22%	98.58	98.5	98.74	96.39	93.875	94.5	81.75	75.65	-Plbg	94.18%	94.96%	98%	98.22%	98.58	98.5	98.74	96.39	93.875	94.5	81.75	75.65																	
-overall average	88.58%	88.30%	93.84%	96.87%	97.44%	97.84%	95.22%	93.31%	92.30%	91.05%	86.83%	68.76%	-overall average	88.58%	88.30%	93.84%	96.87%	97.44%	97.84%	95.22%	93.31%	92.30%	91.05%	86.83%	68.76%	-overall average	88.58%	88.30%	93.84%	96.87%	97.44%	97.84%	95.22%	93.31%	92.30%	91.05%	86.83%	68.76%																	
Inspection Pass Rate													Inspection Pass Rate													Inspection Pass Rate																													
-Bldg	87.00%	84.46%	66.70%	68.72%	75.10%	81.03	80.53	80.37	78.75	77.08	75.71	77.07	-Bldg	87.00%	84.46%	66.70%	68.72%	75.10%	81.03	80.53	80.37	78.75	77.08	75.71	77.07	-Bldg	87.00%	84.46%	66.70%	68.72%	75.10%	81.03	80.53	80.37	78.75	77.08	75.71	77.07																	
-Elec	73.56%	73.19%	76.83%	78.06%	80.57%	85.16	87.66	86.87	84.38	83.11	81.09	78.22	-Elec	73.56%	73.19%	76.83%	78.06%	80.57%	85.16	87.66	86.87	84.38	83.11	81.09	78.22	-Elec	73.56%	73.19%	76.83%	78.06%	80.57%	85.16	87.66	86.87	84.38	83.11	81.09	78.22																	
-Mech	77.48%	77.38%	83.27%	82.28%	83.48%	88.47	89.24	89.46	88.84	86.8	80.76	80.2	-Mech	77.48%	77.38%	83.27%	82.28%	83.48%	88.47	89.24	89.46	88.84	86.8	80.76	80.2	-Mech	77.48%	77.38%	83.27%	82.28%	83.48%	88.47	89.24	89.46	88.84	86.8	80.76	80.2																	
-Plbg	82.72	82.08%	84.98%	87.18%	88.33%	91.9	92.65	93.8	92.45	91.36	90.76	90.2	-Plbg	82.72	82.08%	84.98%	87.18%	88.33%	91.9	92.65	93.8	92.45	91.36	90.76	90.2	-Plbg	82.72	82.08%	84.98%	87.18%	88.33%	91.9	92.65	93.8	92.45	91.36	90.76	90.2																	
-overall average	73.98%	72.83%	77.09%	78.44%	81.10%	85.57%	86.99%	86.90%	85.36%	83.98%	82.26%	81.58%	-overall average	73.98%	72.83%	77.09%	78.44%	81.10%	85.57%	86.99%	86.90%	85.36%	83.98%	82.26%	81.58%	-overall average	73.98%	72.83%	77.09%	78.44%	81.10%	85.57%	86.99%	86.90%	85.36%	83.98%	82.26%	81.58%																	
OnSchedule % on time/early	87.66%	88.32%	93.88%(3 04 11/05)	92 10%	91 20%	94 32%	97 30%	92 30%	92 30%	93 96%	93 47%	95 38%	OnSchedule % on time/early	87.66%	88.32%	93.88%(3 04 11/05)	92 10%	91 20%	94 32%	97 30%	92 30%	92 30%	93 96%	93 47%	95 38%	OnSchedule % on time/early	87.66%	88.32%	93.88%(3 04 11/05)	92 10%	91 20%	94 32%	97 30%	92 30%	92 30%	93 96%	93 47%	95 38%																	
Note 1: this report started in January 2004, so these averages are for January thru June (1)													Note 1: this report started in January 2004, so these averages are for January thru June (1)												Note 1: this report started in January 2004, so these averages are for January thru June (1)																														
Note 2: OnSchedule started in March 2003, so this is the average for March thru June (2)													Note 2: OnSchedule started in March 2003, so this is the average for March thru June (2)												Note 2: OnSchedule started in March 2003, so this is the average for March thru June (2)																														
Note 3: OnSchedule on time early data for Sept 05 unavailable: FY06 figure is 11 month average													Note 3: OnSchedule on time early data for Sept 05 unavailable: FY06 figure is 11 month average												Note 3: OnSchedule on time early data for Sept 05 unavailable: FY06 figure is 11 month average																														
Note 4: reflects change in inspection failure rate calculation methodology after Oct. 2005.													Note 4: reflects change in inspection failure rate calculation methodology after Oct. 2005.												Note 4: reflects change in inspection failure rate calculation methodology after Oct. 2005.																														
Note 5: averages July thru Jan data, in Feb, we began reporting by project size and individual discipline charts													Note 5: averages July thru Jan data, in Feb, we began reporting by project size and individual discipline charts												Note 5: averages July thru Jan data, in Feb, we began reporting by project size and individual discipline charts																														
Note 6: not used													Note 6: not used												Note 6: not used																														
Note 7: not used													Note 7: not used												Note 7: not used																														
Note 8: on 1/1/2014 the Department switched to a new POSE IRT report, correcting an estimated 15% error (incorrectly high) in the old report.													Note 8: on 1/1/2014 the Department switched to a new POSE IRT report, correcting an estimated 15% error (incorrectly high) in the old report.											Note 8: on 1/1/2014 the Department switched to a new POSE IRT report, correcting an estimated 15% error (incorrectly high) in the old report.																															

- Permits issued at 94,913, up 7.66% over FY14 EOY
- Inspections performed at 261,121, up 9.6% over FY14 EOY
- Construction value permitted at \$6.09B, up 52.46% over FY14 EOY
- Inspection response time averaged 68.76%, down from 80.63% in FY14
- Inspection pass rate averaged 81.58%, down <1%+ from 82.2% in FY14
- OnSchedule on time early averaged 95.38%, up about 2%+ from 93.5% in FY14
 - OnSchedule 1st review counts at 2592, almost same as FY14 (2543)
 - OnSchedule total review cycles at 11,754, almost same as FY14 (11,592)
 - OnSchedule 1st review pass rates at 69%, up 2%+ from FY14
 - OnSchedule booking lead time average overall 5.1 days, about 1/3 day more than FY14.

- CTAC turnaround time av'g of 2.06 days overall, down from 2.33 days in Fy14
 - CTAC 1st review counts at 1311, down 6.9% from Fy14 (1408)
 - CTAC 1st review pass rates at 68.65%, down 1%+ from Fy14

6. QUARTERLY UPDATE; INSPECTIONS REALIGNMENT STATUS

David Gieser shared the Phase II status, aka conversion to residential/commercial-other inspection teams. In Residential, we've identified 17 inspectors will need a 2nd certification for the residential team. 5 Building inspectors have to obtain their Plumbing Level I; 7 Electrical inspectors need their Mechanical Level 1 and 2 Plumbing inspectors need their Building Level 1; 1 Mechanical inspector needs an Electrical Level 1. A lot of training is required for these certifications. There are 3 open areas on the B/P map (3- B/P inspectors needed to complete coverage). There are 5 open areas on the E/M map (5-E/M inspectors needed to complete coverage). There will be 1 open Multi-Trade position (after rotation of staff). All staff members have been notified. Currently trying to obtain probationary level 1's on two trade inspectors and will begin the training process in October on all members. We have posted the Electrical supervisor position and hope to interview for this during the week of 9/21, this position is for the North team, however, remain with the residential team during phase II. Will post second supervisor position (Building Trades) in January for residential team Phase II. Supervisor positions are to replace Andy Herring and David Rains who rotated to the Mega Team.

In Commercial, we have 6 inspectors that have been assigned to the Commercial Team that will require additional certifications. These are in the Mechanical/Plumbing discipline. Based on the 2014 Inspection request count, there is 1 open Building territory and 1 open Electrical territory that need to be filled. We will be re-evaluating the request count at the end of September using 2 months of request data since the breakout of the Mega Team. There is currently 3 open IBA positions to be filled. All staff has been notified which Team they will be going to and any additional Cert/Training required. Code Administrators are assisting with the training needed and are currently developing content. Interviews scheduled for the week of September 21 to fill the 13 open positions. We are on track to start implementing Phase 2 in May/June of 2016.

The Mega Team implementation is approximately 90 days in and things are running smoothly. We have weekly meetings to review workloads and project schedules as well as training topics. We have been collaborating with the HCDT on the new Office Tower at Weston. Mega projects must submit project schedules and set up Pre-Construction Meetings effective September 28. Currently, we have around 52 projects under way not including the up-fits or alterations taken place. We have a lot more coming online by the end of the year. We are performing 85-90 inspections/day. The pilot project is underway for plan review by Mega Team members in an effort to assist with challenging Owner's schedule. Technology is not completely in place but it will be helpful in learning and planning for challenges going forward.

RB: I was forwarded the Mecklenburg County Jobs link and had to click through several times to find the positions you have posted. The postings are in chronological order (most recent to oldest). Is there any way to keep your inspector postings upfront to help applicants find and apply for these positions?

DG/PG: We are at the mercy of the Human Resources site. This is an area we have very little control. The site allows a keyword search option.

BS: David, you said you have 6 to hire?

TH: David can you give us an overall update of where we stand on the inspection positions?

DG: We have 18 openings we need to fill and are doing a lot of active recruiting right now. We would like to hire all 6 candidates being interviewed.

HH: What is the anticipated goal?

DG: Are you referring to a timeframe?

HH: Yes

DG: As quickly as we can. We've been able to hire 5 recently and have had more response to ads than we have had in the last 6 months. I can't give a guaranteed timeframe.

HH: What is the feeling of the present staff with all these changes?

DG: There is some anxiety but generally it has been very well received. Most field staff already have certifications and it is really more about training.

JB: We have explained this realignment to staff and what is driving this which is changes in the code cycles in the Building Code Council which is going on as we speak and is why Lon is not here. We think this is a much more digestible job assignment in the near/long term future of staff when breaking out residential and commercial. The BCC is starting to make the codes much more specialized. Less change in commercial but highly changed for residential. So having inspectors that can focus on just commercial and just residential will make it easier for them to stay up to speed and more comfortable with their knowledge level as that changes with the BCC. We think it does take some understanding of the strategy that brings growth in the long haul.

HH: Is it true to say if they have another discipline that they have to keep up with the inspection time? They will have continuing education to keep up with?

DG: Will have to maintain the 96 hours for ISO (6 hours per discipline).

JB: We feel this will be better for all in the long term. There are more changes in residential code than the commercial.

SS: The funding for the 18 inspectors are there; you just don't have the bodies to fill the positions, right?

DG: Right, those are already funded.

BS: The volume you described sounds like 50% more than you anticipated? What is your plan to sustain while you are trying to fill positions? Are you using overtime?

DG: The numbers I referred to was the ramp up on the Mega Team. We can do the volume we are doing right now with the team we have established, may take longer to get up to speed but the projects are there and we are handling it.

SS: One inspector can do 10 inspections on one visit, right?

DG: In some cases yes. They are spending a lot more time.

TH: Do you recall when the last betterment was issued by the BOCC to add positions?

JB: In the approval of the FY16 budget, 5 positions focused on the office, 2 positions were related to the task force follow-up, 3 positions for RTAC/CTAC, approved by BOCC in June. Before that in June 2014 they approved 26 positions, 13 of which were inspectors, 2 inspector positions set aside.

TH: So the most recent betterments we had openings for inspectors then, this time last year?

JB: We discussed with you even though we were aware of growth in inspections alone, the addition of 13 positions in FY14 was predicated on that growth. It didn't make sense adding more field inspectors when we couldn't fill approved positions by BOCC of June 2014. When we get into FY16 we will monitor the revenue and if we have enough progress chewing down the vacancies then we would come to you for proposal of betterments. And it's likely we'll do this in the next couple of months.

TH: With the inspectors, we are going backwards and I don't ever see us filling those positions at all. The downturn is the only thing that is going to take care of that unfortunately.

JB: We have to keep working hard to fill positions. When we get close enough we will ask you for more positions.

Patrick updated the members on filling the office positions, saying we've been somewhat successful. OnSchedule is down 4 vacancies, Mega is down 3 vacancies, HCDT is down 2 and CTAC is down 3. It is tough, we keep looking in the hopper. We're down about 12 and it impacts both sides.

7. QUARTERLY UPDATE – GARTNER/TF RECOMMENDATIONS

Jim described the matrix posted on windows of Charlotte 2 conference room. Rebecca emailed matrix to all members during the BDC September meeting. The strategy for staff is introduction of Best Practice (#2) criteria in FY16 to be measured in FY17. Jim discussed meetings needed with members of AIA,

PENC and ASLA to discuss 5 bullets related to design professional accountability. Need a meeting with contractors on priority of high pass rate contractors in daily requests. We want to include large and small, plus MEP contractors. Jim shared there are IT holds on RTAP item #8, Project input audit item #10 and Special Inspections item #12. RTAP needs to work on priority and confirm turnaround time past performance, standard & measure. Project input audit, pending completion of Winchester installation and startup of Avolve hosting/archival project. This will eventually get into automated Appendix B, at which time we'll need a lot of AE input. Special Inspections work on bundling all CE Tech Triage items to implement in one push. Implementation is on hold until IT holds are removed. Although this is not listed as a critical path item right now. We will re-mobilize as soon as we have authorization. Our Outreach Administrator is working on changes to Code Administrator web presence, a consistency sub site, to promote CA services and consistency process. You will see significant changes in both content and structure. Now Building consistency meeting agendas are sent to the BDC members the Friday before the meeting. We encourage re-distribution of these agendas to your representative agencies to raise awareness/attendance. Electrical has begun contacting the BDC discipline rep with consistency agendas before the meetings, and follows that up with e-mailing the summaries to the rep after the meeting, and then posting them to the web monthly. On the Code interp/change_notification the CA Quarterly newsletter is in production and announces code interpretation changes quarterly, underscoring the highlights from the previous quarter's consistency meetings. Regarding the High Pass Rate Contractors, we are following up on CCTF recommendation to promote 4 items; 1) look ahead meetings, 2) critical path inspections, 3) AE observation, and 4) best practice. Something we have to work on as well is the inspection trip time limits. When the CCTF reconvened, the realignment has pretty much addressed this issue by implementing the inspection realignment. Jim went on to say that the light grey items within the matrix are complete; items 1, 3, 5, 7, 9, 11, 15, 19 are complete. We previously discussed coming to you quarterly on where we are with this. This is our first pass. Does this type update & format work for you?

TB: Any updates on County/City staff coordination from the Gartner Report?

JB: It is mostly going to be on plan review and permit issuance once you get out of the gate on inspections and how you interact with inspections. Most of the coordination issues are on the plan review side and there is a lot of discussion how to make that as seamless as possible for customers. The ultimate solution long term is having a single portal submitting through one stream (City/County/other City/County agencies outside of Mecklenburg County) where they can all work inside the stream. One of the assigned workgroups in City/County has it on their radar screen but it comes after a series of other items. There is a long term vision for it.

DW: Phase 1 is complete; we want more detail in Phase 2 report. The report will be coming out soon for long term solutions.

JB: We have given comments to Ebenezer. We had concern that whatever it is that Gartner composes be practical. You can propose having a new government structure; whether you can realistically get there. You can propose everything City and County has evolved in technology be thrown out and start over. You folks have over \$6MM invested in technology. A new system is going to cost way more than that and will take 3-5 years. We have concern whatever is recommended be proportional for the problem to make sense. Working on this with Gartner has stopped us working on the single portal. Whatever they recommend be proportional to the problem and be doable for us all. We think in some respects that Gartner has a hard time understanding the system because it is so highly tailored to needs individual customers had in support to them. It comes down to the functionality of the customer. Gartner calls it the Future State Model.

BS: Are we going to see a draft for review before it is public and final?

JB: I don't know if the strategy is to make it public. Would imagine they will follow the strategy of their first audit (City/County Council/Commission) take it first to them before presenting to public. Assume they will follow same strategy. Out of our control is Governance and recommendation from task force

members that City/County retain separate tech systems where there is a single portal and to get there as quick as you can.

TH: Can you send this out to members?

Rebecca emailed this to all members during the September meeting.

BS: Regarding Gartner priorities 1-7 and items from task force in solving problems; can you include these codes in this grid on your next version?

JB: We shouldn't have any trouble doing this. We'll send it to you the way it is and will work on your request to get it out in the next couple of weeks.

8. BVD TABLE UPDATE

Patrick Granson said that every 2 years the Department looks at our BVD table. We use this table as an anchor to work with square footage cost for shell buildings, core buildings, open parking garage and general construction cost regionally. The modifications that took place previously were shell/core, reducing those fees by 40%, open parking garages, adjusting those fees for general cost of construction. The BVD table is an ICC publication, published every year and a lot of departments use this. We use it in understanding the average construction cost, per square foot, total construction per project. We're still using the 2009 version and need to move forward in updating this to 2015. We'd like to reconvene the group that met in 2013. A group of 3-4 people are needed to work formulas again to make sure we are accurate. We may need adjustments and we would like to move forward evaluating and reassessing to determine we are current in the region. I ask for volunteers now. There were a total of 3 meetings that included introduction, understanding how formulas work, going through the BVD table using formulas and caveats for each one and exercises evaluating what we did.

JB: We try to identify on the table where dollar values uses may be out of whack.

TB: When does the budget subcommittee start again?

JB: I ask for volunteers in the January meeting. There are usually subcommittee meetings in the 2nd week of February, then the 4th week of February and 3rd is in 2nd week in March. We start our work in late January. Our hope was to have this retooled by a separate group to bring into the budget subcommittee work. Along with any estimates of impact it may have. Meetings can't run concurrent with budget process and will run ahead of it.

RB: Isn't it a relatively easy calculation to obtain from your records? When you put the square footage the building is and the construction price of the permit right; don't you have 3 or 4 years of information already?

PG: We gather that data. This is based on new construction, renovations are not part of this; it's a separate calculation. The current BVD used for office buildings is \$86 per square foot in 2009. In today's ICC it is \$147 per square foot.

RB: So there is nowhere in the application to put the price of the contractors estimate?

PG: They do give us a cost and can also put \$0. There is a balance between all. Another example is single family housing, they are the same way. (what it's selling for and what is being built) This is the typical dialogue we have in these meetings to discuss fair and economic burden on everyone and to determine the charge of square footage cost. We did major adjustments in 2013 that have worked out.

RB: Are there penalties when customers misconstrue the cost of the contract?

PG: It's a challenge when dealing with licensed vs. unlicensed contractors. What this does is level the playing field. We use it as a base line for square footage cost of new construction/new buildings to determine cost per square foot. Helps everyone to be treated fairly providing a balance.

JB: We have the most sophisticated technology system in Code Enforcement Building P&I in the country with more data than anybody else.

TB: Commits to getting someone on the HBA as a volunteer.

JB: John Taylor was on it last time. And yes, you can suggest him. If you think of other names you can email Patrick. John Taylor was nominated, Michael Stephenson will work to find a volunteer.

9. DEPARTMENT STATISTICS AND INITIATIVES REPORT

July 2015 Statistics

Permit Revenue

- August permit (only) rev - \$2,154,637, compares to July permit (only) rev - \$2,433,583
- Fy16 budget projected monthly permit rev = \$1,825,357, so August is 330k above projection
- YTD permit rev = \$4,588,220 is above projection (\$3,650,714) by \$937.5k or 25%.

Construction Value of Permits Issued

- August total - \$577,844,969, compares to July total - \$318,095,217.
- Fy16 YTD of \$895,940,186; 40%+ above Fy15 constr value permitted at 8/31/15 of \$543,610,270

Permits Issued:

	July	August	3 Month Trend
Residential	5543	4717	5447/6355/5543/4717
Commercial	2914	2456	2362/2903/2914/2456
Other (Fire/Zone)	346	377	475/392/346/377
Total	8803	7550	8284/9650/8803/7550

- Changes (July-August); Residential down 15 %; commercial down 15%+; total down 14.24%

Inspection Activity: Inspections Performed

Insp. Req.	July	August	Insp. Perf.	July	August	% Change
Bldg.	8073	7634	Bldg.	7868	7706	-2.1%
Elec.	8545	8220	Elec.	8282	7952	-4%
Mech.	4586	4589	Mech.	4367	4583	+4.9%
Plbg.	3875	3668	Plbg.	3573	3444	-3.6%
Total	25,079	24,111	Total	24,090	23,685	-1.7%

- Changes (July-August): Bldg down 2%+, Elec down 41%, Mech up 5%, Plbg down <4%
- Insp performed were 98.2% of insp requested

Inspection Activity: Inspections Response Time (New IRT Report)

Insp. Resp. Time	OnTime %		Total % After 24 Hrs. Late		Total % After 48 Hrs. Late		Average Resp. in Days	
	July	Aug	July	Aug	July	Aug	July	Aug
Bldg	69.5	69.7	89.1	88.3	96.6	96.2	1.49	1.47
Elec.	52.3	47.2	86.0	78.3	95.8	95.0	1.68	1.79
Mech.	71.1	68.4	90.9	90.8	95.7	96.8	1.53	1.46
Plbg.	63.5	55.6	88.5	80.1	97.2	95.6	1.52	1.69
Total	62.9	59.6	88.3	84.1	96.3	95.8	1.57	1.61

- Per the BDC Performance Goal agreement (7/20/2010), the goal range is **85-90%**, so the IRT report indicates the **July average is currently 25.1% below the goal range.**

Inspection Pass Rates for August, 2015:

OVERALL MONTHLY AV'G @ 79.36% in August, compared to 81.17% in July

<u>Bldg:</u>	July – 73.11%	<u>Elec:</u>	July – 80.59%
	August – 69.46%		August – 78.81%

<u>Mech:</u>	July – 85.31%	<u>Plbg:</u>	July – 90.26%
	August – 84.13%		August – 90.32%

- Plbg up slightly, all others down .8% to 2.6%.
- Overall average down 1.8% from last month, but still above 75-80% goal range.

On Schedule and CTAC Numbers for August, 2015

CTAC:

- 110 first reviews, compared to 118 In July.
- Projects approval rate (pass/fail) – 68%
- CTAC was 41% of OnSch (*) first review volume $(110/110+176 = 286) = 38.46\%$
*CTAC as a % of OnSch is based on the total of only scheduled and Express projects

On Schedule:

- February, 14: 199 -1st rev'w projects; on time/early–85% all trades, 95.25% B/E/M/P only
- March, 14: 195 -1st rev'w projects; on time/early–97.38% all trades, 95% B/E/M/P only
- April, 14: 242 -1st rev'w projects; on time/early–94% all trades, 90.5% B/E/M/P only
- May, 14: 223 -1st rev'w projects; on time/early–97.63% all trades, 96% B/E/M/P only
- June, 14: 241 -1st rev'w projects; on time/early–94% all trades, 95% B/E/M/P only
- July, 14: 203 -1st rev'w projects; on time/early–90.4% all trades, 96% B/E/M/P only
- August, 14: 248 -1st rev'w projects; on time/early–85.75% all trades, 96% B/E/M/P only
- September, 14: 189 -1st rev'w projects; on time/early–92% all trades, 94.75% B/E/M/P only
- October, 14: 239 -1st rev'w projects; on time/early–95% all trades, 94% B/E/M/P only
- November, 14: 194 -1st rev'w projects; on time/early–95.6% all trades, 95.25% on B/E/M/P only
- December, 14: 203 -1st rev'w projects; on time/early–95.25% all trades, 94.25% on B/E/M/P only
- January, 15: 185 -1st rev'w projects; on time/early–92.88% all trades, 93.5% on B/E/M/P only
- February, 15: 192 -1st rev'w projects; on time/early–94.75% all trades, 96.5% on B/E/M/P only
- March, 15: 210 -1st rev'w projects; on time/early–95.1% all trades, 97.5% on B/E/M/P only
- April, 15: 240 -1st rev'w projects; on time/early–91.5% all trades, 96.75% on B/E/M/P only
- May, 15: 238 -1st rev'w projects; on time/early–95% all trades, 94.75% on B/E/M/P only
- June, 15: 251 -1st rev'w projects; on time/early–94.95% all trades, 95.82% on B/E/M/P only
- July, 15: 218 -1st rev'w projects; on time/early–91.1% all trades, 90.75% on B/E/M/P only
- August, 15: 215 -1st rev'w projects; on time/early–91.5% all trades, 93% on B/E/M/P only

Booking Lead Times

- On Schedule Projects: **for reporting chart posted on line**, on August 31, 2015, showed
 - 1-2 hr projects; at 2 work days booking lead, except bldg at 6 work days
 - 3-4 hr projects; at 2-3 work days lead, except bldg at 7 work days

- 5-8 hr projects; at 3-4 days, except bldg.-35, MP-25, CMUD-7 and City Zon'g-11 work days
- CTAC plan review turnaround time; BEMP at 4 work days, and all others at 1 day.
- Express Rev'w booking lead time; 23 work days for small projects, 28 work days for large projects

Status Report on Various Department Initiatives

Follow-up from BDC August Meeting

Gartner Presentation Follow-up

Copy of the slides supporting the LUESA Director's presentation sent to all BDC members on Sept 14.

RFBA presentation follow up on BDC seat/membership composition

RFBA revised, deleting references top BDO section 107.1.5(D).

Suttle Avenue Building

Last month BDC briefly discussed possibility of receiving an FYI update on the projects status focusing on Code Enforcement areas on 1st floor (CSC area) and 2nd floor. Discussed with County Asset and Facilities Management; should distribute to all BDC members in next two weeks; probably including plans with cover memo.

Updates on Other Department Initiatives in the Works

Electrical Plan Review Scope

The original assignment is complete. Customers were notified of the revised electrical review scope document and it became effective on July 13. The Department also studied how to lessen the permitting requirements for small projects. The general purpose is to delete review for projects that qualify under certain parameters, so that time and costs are not excessive in the permitting process compared to the project overall costs.

Follow-Up on the 2014 Service Delivery Enhancement Proposal

Customer Service Center Design Project

Continuing CSC design work includes the hiring of Sophia Hollingsworth on 1/5/15 and Angie Traylor on February 18, 2015. Sophia is responsible for P3 in the Gartner Report (Improve Culture and Foster Partnerships). Currently working with County & City staff and industry professionals to develop a unified vision for Code Enforcement. CSC Manager and Training Coordinator to spearhead work on developing CSC Answer Book, processes and workflows. Sophia is working with Angie Traylor to gather information from staff. Will utilize the NOVO software for electronic Answer Book. Two Customer Service Liaisons and 4 Customer Service Navigators have been selected. Pending background check all 6 will begin employment on Monday, Oct.19, 2015. Outline a manual CSC kickoff at HMC, until the move to Suttle Ave and availability of all technology. Orientation training set for all CSC staff, working towards soft opening/manual operation in HMC (late November, early December). Continue to participate in work with Gensler on the CSC 1st floor layout and design in Suttle Ave. We have invited CSC Focus Group to circle back to review progress and to assist in development of CSC Metrics. Specific features included in the strategy "Tiered deployment" as requested by the CSC Focus Group and an interim space plan. CSC won't replace PM-CEM's ownership of projects, problems and resources to solve them.

Manager/CA added comments

No Manager or CA added comments.

10. Adjournment

The September 15th meeting of the Building Development Commission adjourned at 4:51 p.m. The next meeting of the Building Development Commission is scheduled for Tuesday October 20th 2015.

COMMERCIAL PLAN REVIEW QUARTERLY REPORT

3RD QUARTER 2015

7-1-15 through 9-30-15

PROJECT PASS RATE

Projects Passed on 1st review: 72%
Last Quarter Pass Rate: 71%

Projects Passed on 2nd Review: 87%
Last Quarter Pass Rate: 84%

Building:	85% (85% last quarter)
Electrical:	92% (89% last quarter)
Mechanical:	89% (88% last quarter)
Plumbing:	87% (87% last quarter)

MOST COMMON DEFECTS

Building: Appendix B
Exit Requirements
UL Assembly
Energy Summary
Doors, Gates and Turnstiles

Electrical: Service / Feeders
General
Branch Circuits
Grounding and Bonding
Transformers

Mechanical: Exhaust Systems
Duct System Installation
Fresh Air Requirements
Equipment Location and Installation
Gas Piping Sizing and Installation

Plumbing: Installation of Plumbing Systems
Water Distribution Piping and Materials
Sanitary Drainage Piping and Materials
Venting System Installation
Installation of Traps and Interceptors

APPROVED AS NOTED (AAN) ALL TRADES: 36% (35% last quarter)

Largest Users: CFD 85%
MCFM 71%

Critical Path Users:	Building	32% (34% last quarter)
	Electrical	16% (17% last quarter)
	Mechanical	18% (11% last quarter)
	Plumbing	24% (15% last quarter)

Commercial Plan Review

3rd Quarterly Report of 2015

7-1-15 through 9-30-15

PART ONE

Project Pass Fail Rates

	# of Proj.	# Passed	% Passed	After Cycle	% Passed
First Plan Review	619	443	72%	1st Cycle	60%
Second Plan Review	261	227	87%	2nd Cycle	91%
Third Plan Review	60	55	92%	3rd Cycle	98%
Fourth Plan Review	12	12	100%	4th Cycle	100%
All Cycles	952	737	77%		

Pass Rates By Trade

Building	Count	Passed	% Passed
Cycle 1	696	568	82%
Cycle 2	265	244	92%
Cycle 3	51	48	94%
Cycle 4	9	6	67%
All Cycles	1,021	866	85%

Electrical	Count	Passed	% Passed
Cycle 1	675	607	90%
Cycle 2	177	173	98%
Cycle 3	18	17	94%
Cycle 4	1	1	100%
All Cycles	871	798	92%

Mechanical	Count	Passed	% Passed
Cycle 1	533	463	87%
Cycle 2	138	133	96%
Cycle 3	10	10	100%
Cycle 4	0	0	0%
All Cycles	681	606	89%

Plumbing	Count	Passed	% Passed
Cycle 1	475	399	84%
Cycle 2	155	146	94%
Cycle 3	19	19	100%
Cycle 4	0	0	0%
All Cycles	649	564	87%

Commercial Plan Review

3rd Quarterly Report of 2015

7-1-15 through 9-30-15

continued from previous page

CMUD	Count	Passed	% Passed
Cycle 1	318	232	73%
Cycle 2	166	142	86%
Cycle 3	38	37	97%
Cycle 4	5	4	80%
All Cycles	527	415	79%

City Fire	Count	Passed	% Passed
Cycle 1	642	547	85%
Cycle 2	237	218	92%
Cycle 3	51	51	100%
Cycle 4	5	3	60%
All Cycles	935	819	88%

Co. Fire	Count	Passed	% Passed
Cycle 1	156	140	90%
Cycle 2	59	58	98%
Cycle 3	15	14	93%
Cycle 4	1	1	100%
All Cycles	231	213	92%

City Zoning	Count	Passed	% Passed
Cycle 1	262	182	69%
Cycle 2	141	111	79%
Cycle 3	37	32	86%
Cycle 4	8	5	62%
All Cycles	448	330	74%

Co. Zoning	Count	Passed	% Passed
Cycle 1	20	13	65%
Cycle 2	7	7	100%
Cycle 3	1	1	100%
Cycle 4	0	0	0%
All Cycles	28	21	75%

Commercial Plan Review

3rd Quarterly Report of 2015

7-1-15 through 9-30-15

PART TWO

	Top Ten Most Common Defects	Count
Building	1. Appendix B	137
	2. Exit Requirements	55
	3. UL Assembly	49
	4. Energy Summary	46
	5. Doors, Gates and Turnstiles	45
	6. Hardware	45
	7. Bathroom Clear Floor Space	38
	8. Exit Signs	37
	9. Means of Egress	36
	10. Fire Rating Building Elements	36
Electrical	1. Services / Feeders	101
	2. General	99
	3. Branch Circuits	95
	4. Grounding and Bonding	92
	5. Transformers	7
	6. Motors	4
	7. Emergency Systems	4
	8. Optional Standby Systems	3
	9. Elevators, Dumbwaiters, Escalators, Wheelchair Lifts	3
	10. Legally Required Standby Systems	3
Mechanical	1. Exhaust Systems	79
	2. Duct System Installation	73
	3. Fresh Air Requirements	72
	4. Equipment Location and Installation	72
	5. Gas Piping Sizing and Installation	55
	6. Installation of Gas Equipment	53
	7. Smoke Detection System and Controls	52
	8. Energy Compliance	51
	9. Auxiliary & Amp; Secondary Condensate Drains	51
	10. Condensate Disposal	49
Plumbing	1. Installation of Plumbing Systems	85
	2. Water Distribution Piping and Materials	84
	3. Sanitary Drainage Piping and Materials	81
	4. Venting System Installation	76
	5. Installation of Traps and Interceptors	67
	6. Minimum Plumbing Fixtures	62
	7. Water Heater Installation	61
	8. Roof Drainage - Sizing and Termination	57
	9. Protection of Potable Water	57
	10. Storm Drainage Installation	56

Commercial Plan Review

3rd Quarterly Report of 2015

7-1-15 through 9-30-15

OnSchedule

Performance Summary Report

Trade	Project	Percentage	
	Count	On Time	On Time
Building	554	495	89%
Electrical	523	476	91%
Mechanical	454	419	92%
Plumbing	425	394	93%
BEMP Total	1,956	1,784	91%
City Zoning	294	242	82%
Co. Zoning	23	21	91%
City Fire	554	479	86%
Co. Fire	96	85	86%
All Trades Total	2,923	2,611	89%

PART THREE

Approved as Noted	# of	# of	% of
	Reviews	AAN	AAN
Building	696	221	32%
Electrical	675	111	16%
Mechanical	533	94	18%
Plumbing	475	114	24%
CMUD	318	150	47%
City Fire	642	547	85%
Co. Fire	156	110	71%
City Zoning	262	39	15%
Co. Zoning	20	3	15%
All Trades Total	3,777	1,389	36%

[illegible]



Code Defects Report - Building -July -Sept 2015

CombinedDefectTask	Rank	Total Counts	PercentOfBu
FR - Framing 111 - Firestop incomplete or missing	1	585	4.35%
MS - Monolithic Slab 108 - Need soil/compaction test	2	555	4.13%
MS - Monolithic Slab N1 - Work may progress	3	544	4.05%
FR - Framing 141 - Okay to insulate	4	463	3.45%
FT - Footing 108 - Need soil/compaction test	5	415	3.09%
FT - Footing N1 - Work may progress	6	414	3.08%
FR - Framing N5 - Partial Approval	7	388	2.89%
FD - Foundation N5 - Partial Approval	8	336	2.50%
FR - Framing 109 - Foundation anchors missing	9	290	2.16%
FT - Footing N5 - Partial Approval	10	279	2.08%
FR - Framing A12 - Previous defects not corrected/unresolved	11	253	1.88%
FR - Framing A9 - No specific defect item applies	12	223	1.66%
FI - Final Inspection A9 - No specific defect item applies	13	220	1.64%
FR - Framing 136 - Ledgers/hangers incorrect or missing	14	190	1.41%
FR - Framing 108 - Wall bracing	15	168	1.25%
IN - Insulation N5 - Partial Approval	16	167	1.24%



Code Defects Report - Building -July -Sept 2015

CombinedDefectTask	Rank	Total Counts	PercentOfBu
FI - Final Inspection 118 - Handrail construction	17	153	1.14%
FI - Final Inspection 119 - Guardrail construction	18	149	1.11%
SL - Slab N5 - Partial Approval	19	122	0.91%
FI - Final Inspection 109 - Garage separation	20	121	0.90%
FR - Framing 196 - Not per design	20	121	0.90%

BuildingSummary	TOTAL 04-RF04-R	TOTAL 04-RF04-R	PercentOfTotals
Building	04's	336	2.50%
Building	FI02		17.02%
Building	RF02		37.08%
Building			43.40%



Code Defects Report - Electrical - July -Sept 2015

CombinedDefectTask	Rank	Total Counts	PercentOfElectric
RF - Rough Inspection N5 - Partial Approval	1	236	2.84%
FI - Final Inspection 30 - Improper wiring methods	2	222	2.67%
FI - Final Inspection 09 - Grounding	3	216	2.60%
FI - Final Inspection 25 - Improper overcurrent protection	4	210	2.53%
FI - Final Inspection 19 - Label panel	5	208	2.50%
FI - Final Inspection 65 - AFCI defect	6	207	2.49%
RF - Rough Inspection 37 - Need stud guards	7	187	2.25%
FI - Final Inspection 55 - GFCI defect general	8	183	2.20%
SL - Slab Underground Work N5 - Partial Approval	9	179	2.15%
RF - Rough Inspection 31 - Cable subject to damage	10	154	1.85%
FI - Final Inspection AN6 - Damage/alteration caused by others	11	140	1.68%
AC - Above Ceiling N5 - Partial Approval	12	134	1.61%
FI - Final Inspection 10 - Bonding	13	131	1.58%
RF - Rough Inspection AN6 - Damage/alteration caused by others	14	124	1.49%



Code Defects Report - Electrical - July -Sept 2015

CombinedDefectTask	Rank	Total Counts	PercentOfElectric
FI - Final Inspection 31 - Cable subject to damage	15	122	1.47%
FI - Final Inspection 22 - Covers missing	16	121	1.46%
FI - Final Inspection A4 - Inspection Not Started - Job Not Ready	17	111	1.33%
FI - Final Inspection 59 - No continuity on receptacle	18	99	1.19%
FI - Final Inspection A12 - Previous defects not corrected/unresolved	18	99	1.19%
FI - Final Inspection A9 - No specific defect item applies	20	94	1.13%

ElectricalSummary	TOTAL 04-RF04-R	TOTAL 04-RF04-R	PercentOfTotals
Electrical	04's	278	3.34%
Electrical	FI02		50.20%
Electrical	RF02		25.16%
Electrical			21.30%



Code Defects Report - Mechanical - July -Sept 2015

CombinedDefectTask	Rank	Total Counts	PercentOfMe
GT - Gas Test (Air Test On Gas Pipe) G03 - Gas test not to code or bad gau	1	227	5.14%
RF - Rough Inspection N5 - Partial Approval	2	219	4.96%
FI - Final Inspection AN6 - Damage/alteration caused by others	3	154	3.49%
FI - Final Inspection G03 - Gas test not to code or bad gauge	4	143	3.24%
RF - Rough Inspection AN6 - Damage/alteration caused by others	5	102	2.31%
FI - Final Inspection E08 - Equipment installation instructions not available	6	97	2.20%
FI - Final Inspection P01 - Primary or secondary drain missing or incorrect	6	97	2.20%
RF - Rough Inspection D06 - Duct damaged or restricted	8	93	2.11%
FI - Final Inspection A9 - No specific defect item applies	9	83	1.88%
FI - Final Inspection F01 - Flue clearance incorrect	9	83	1.88%
FI - Final Inspection E07 - Equipment not installed per manufacturers instruc	11	82	1.86%
RF - Rough Inspection D07 - Duct insulation incorrect	12	78	1.77%
RF - Rough Inspection D11 - Dryer vent missing or incorrect	13	74	1.68%
RF - Rough Inspection D04 - Duct installation incorrect	14	73	1.65%
FI - Final Inspection E04 - Equipment access incorrect	15	72	1.63%



Code Defects Report - Mechanical - July -Sept 2015

CombinedDefectTask	Rank	Total Counts	PercentOfMe
RF - Rough Inspection D05 - Duct or boots not sealed	16	70	1.58%
RF - Rough Inspection D09 - Duct for bathroom exhaust missing or incorrect	17	64	1.45%
FI - Final Inspection B03 - CO Detector Installation	18	62	1.40%
RF - Rough Inspection F01 - Flue clearance incorrect	18	62	1.40%
RF - Rough Inspection G03 - Gas test not to code or bad gauge	20	59	1.34%

MechanicalSummary	TOTAL 04-RF04-R	TOTAL 04-RF04-R	PercentOfTotals
Mechanical	04's	46	1.04%
Mechanical	FI02		49.47%
Mechanical	RF02		35.66%
Mechanical			13.83%



Code Defects Report - Plumbing - July -Sept 2015

CombinedDefectTask	Rank	Total Counts	PercentOfPlu
RF - Rough Inspection B31 - Piping test missing or incorrect	1	224	10.35%
FI - Final Inspection D31 - T & P drain missing or incorrect	2	80	3.70%
RF - Rough Inspection B51 - Piping support missing or incorrect	3	68	3.14%
WD - Water Distribution B31 - Piping test missing or incorrect	4	63	2.91%
SL - Slab B31 - Piping test missing or incorrect	5	55	2.54%
RF - Rough Inspection B81 - Vent piping, or AAV Size, incorrect	6	51	2.36%
FI - Final Inspection E81 - Backflow requirements incorrect	7	49	2.26%
RF - Rough Inspection B91 - Piping protection missing or incorrect	7	49	2.26%
FI - Final Inspection C91 - Cleanouts missing or incorrect	9	48	2.22%
RF - Rough Inspection C31 - Pipe fitting use incorrect	10	47	2.17%
FI - Final Inspection C21 - Piping insulation missing or incorrect	11	46	2.13%
FI - Final Inspection B51 - Piping support missing or incorrect	12	43	1.99%
FI - Final Inspection C71 - Equipment missing or not complete	13	38	1.76%
FI - Final Inspection E71 - Fixture installation incorrect	13	38	1.76%
FI - Final Inspection H01 - Damage caused by others	15	33	1.52%
RF - Rough Inspection B61 - Piping grade incorrect	16	32	1.48%



Code Defects Report - Plumbing - July -Sept 2015

CombinedDefectTask	Rank	Total Counts	PercentOfPlu
FI - Final Inspection D21 - Water heater pan missing or incorrect	17	31	1.43%
FI - Final Inspection E31 - Handicap regulations missing or incorrect	18	30	1.39%
RF - Rough Inspection AN6 - Damage/alteration caused by others	18	30	1.39%
FI - Final Inspection D51 - Expansion device missing or incorrect	20	29	1.34%
FI - Final Inspection B81 - Vent piping, or AAV Size, incorrect	21		

PlumbingSummary	TOTAL 04-RF04-R	TOTAL 04-RF04-R	PercentOfTotals
Plumbing	04's	69	3.19%
Plumbing	FI02		37.89%
Plumbing	RF02		30.27%
Plumbing			28.65%

THIRD QUARTER 2015 CONSISTENCY REPORT

ELECTRICAL

July: There was one customer service topic. There were 24 questions and answers. There were 3 contractors at the meeting.

August: There was one customer service topic. There were 26 questions and answers, a review of modular requirements and a review of service requirements. There were four contractors at the meeting.

September: There was a customer service topic. There was a 2014 NEC update. There were 22 questions and answers. There was a review to updates to the website and interpretations and policies. There were six contractors at the meeting.

BUILDING

July: There were 17 residential items and 6 commercial items. There were 3 contractors at the residential meeting and one designer at the commercial meeting.

August: There was not a meeting in this month.

September: There were 6 residential items and 13 commercial items. There were 11 contractors at the residential meeting.

Mechanical/Plumbing

July: There were 5 questions and answers in mechanical and 3 questions and answers in plumbing. There were 3 contractors at the mechanical meeting and 1 at the plumbing meeting.

August: There were 5 questions and answers in the mechanical and 4 questions and answers in the plumbing. There were 4 contractors at the mechanical meeting and 1 at the plumbing meeting.

September: There were 6 questions and answers in the mechanical and 5 questions and answers in the plumbing. There were 6 contractors at the mechanical meeting and 0 at the plumbing meeting.

Quarterly TAB Report

TAB met on September 10, 2015

Attendees:

Staff:

Tommy Rowland, Gary Mullis, Jeff Vernon and Patrick Granson

Members:

Don Flick, Larry Waters & Keith Pell

The meeting consisted of a presentation by Gary Mullis on transformer protection comparisons from the utilities and the proposal to reduce the clearances further.

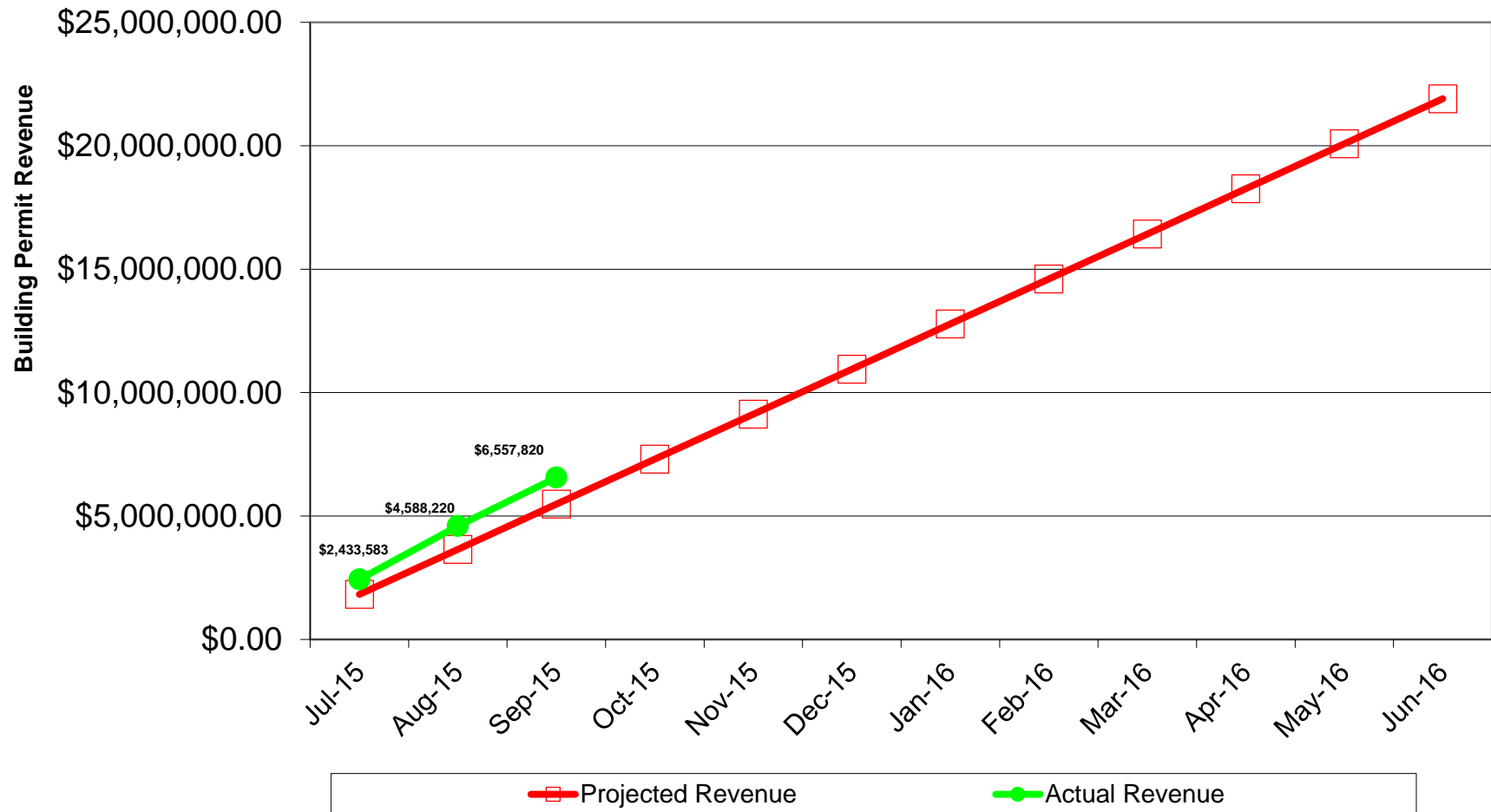
There was much discussion on our current requirements already being in line or less than the industry. Reducing further could pose a safety risk to the occupants of the buildings.

It was decided not to decrease the required clearances and maintain our current requirements.

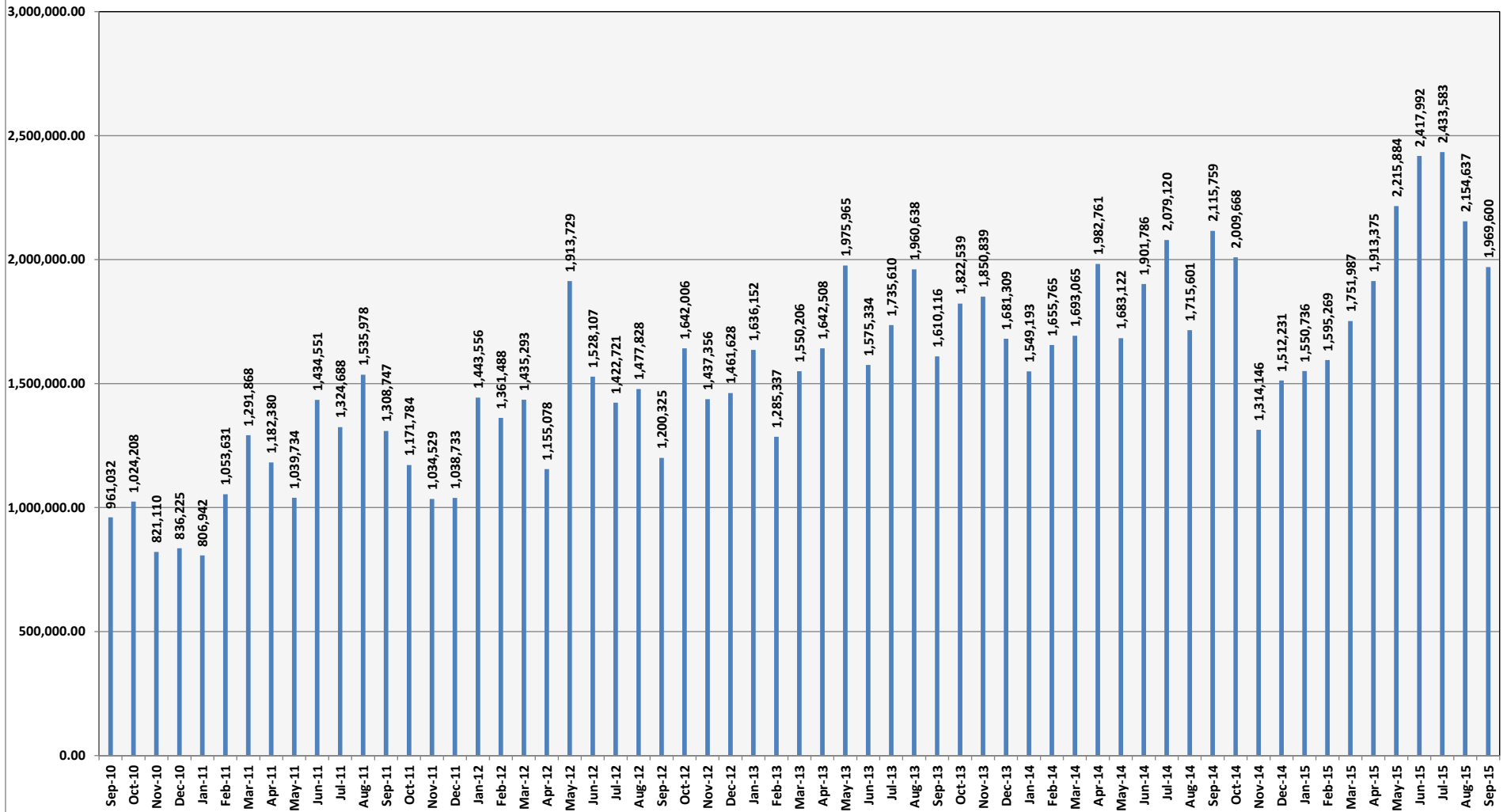
Building Permit Revenue Fiscal YTD

INCREASE/DECREASE

September 2015 Permit Revenue = \$1,969,600
FY16 Year-To-Date Permit Revenue = \$6,557,820
19.75% **above** Projected YTD Permit Revenue



PERMIT REVENUE 9-2009 thru 9-2015



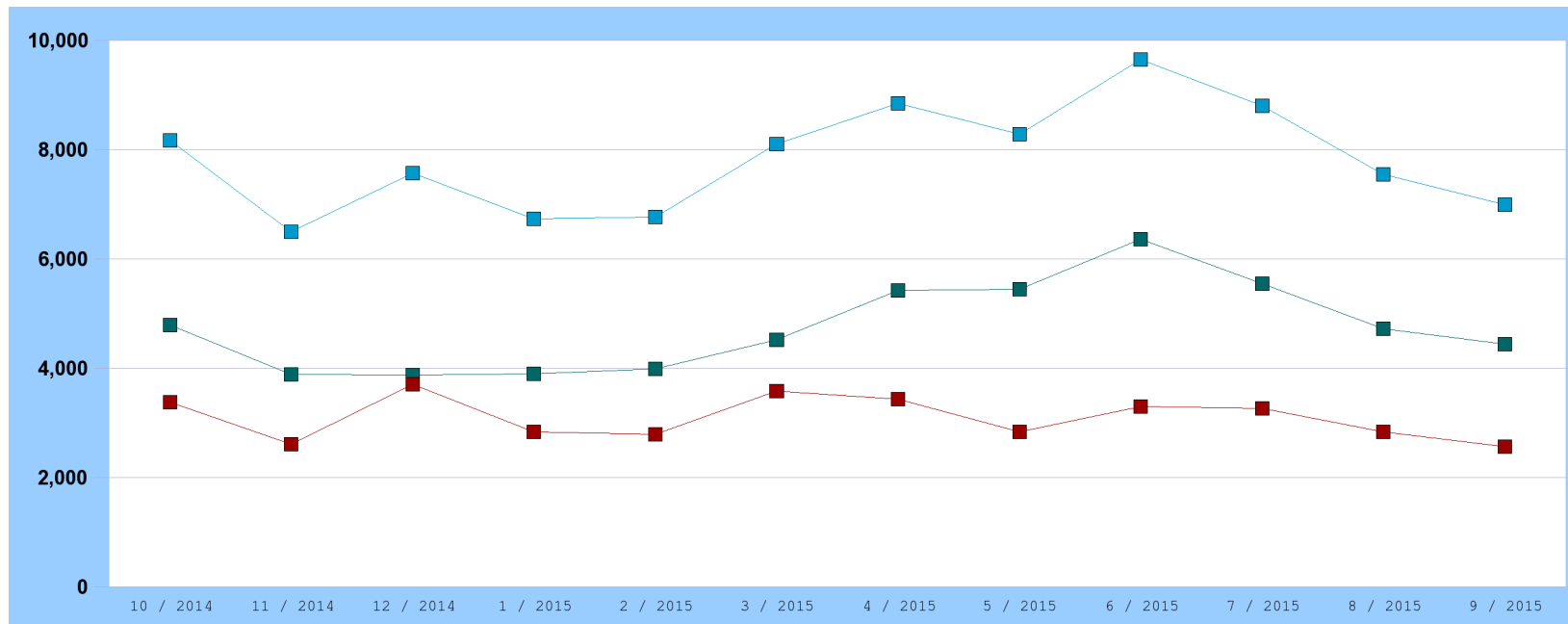


Permits Issued September 2015

Percentage Change for	Sept 2015
Residential	-6%
Commercial	-11%
Overall Up	-7.9%

Residential FYTD August 2016	14,696	Residential FYTD August 2015	14,022
Commercial FYTD August 2016	7,552	Commercial FYTD August 2015	8,837
Total Permits Issued FYTD August 2016	23,349	Total Permits Issued FYTD August 2015	24,296

Residential ■
Commercial ■
Total ■

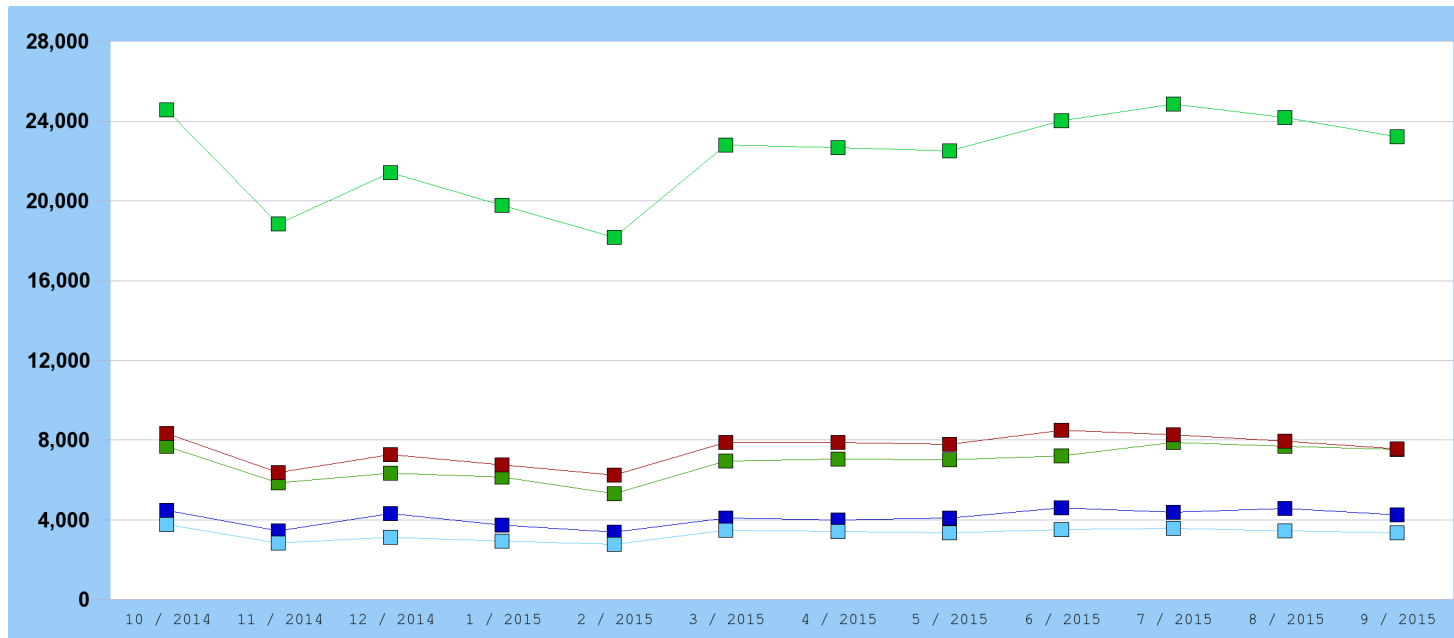




Inspections Performed September 2015

Increase/Decrease **-4.06%**

■ Building ■ Electrical ■ Plumbing ■ Mechanical ■ Total





IRT Report September 2015

Description	Average Overall Response Time in Days	Average Overall Response Time in Days	% On Time	% On Time	% Within One Day Late	% Within One Day Late	% Within Two Days Late	% Within Two Days Late
Monthname	Aug	Sep	Aug	Sep	Aug	Sep	Aug	Sep
Value	1.61	1.48	59.61	63.46	84.11	89.57	95.82	98.32



IRT Report September 2015

Building

Description	Average Overall Response Time in Days	Average Overall Response Time in Days	% On Time	% On Time	% Within One Day Late	% Within One Day Late	% Within Two Days Late	% Within Two Days Late
Monthname	Aug	Sep	Aug	Sep	Aug	Sep	Aug	Sep
Value	1.47	1.35	69.67	73.96	88.29	91.88	96.22	98.09

Electrical

Description	Average Overall Response Time in Days	Average Overall Response Time in Days	% On Time	% On Time	% Within One Day Late	% Within One Day Late	% Within Two Days Late	% Within Two Days Late
Monthname	Aug	Sep	Aug	Sep	Aug	Sep	Aug	Sep
Value	1.79	1.58	47.23	54.63	78.29	88.01	95.03	98.51



IRT Report September 2015

Mechanical

Description	Average Overall Response Time in Days	Average Overall Response Time in Days	% On Time	% On Time	% Within One Day Late	% Within One Day Late	% Within Two Days Late	% Within Two Days Late
Monthname	Aug	Sep	Aug	Sep	Aug	Sep	Aug	Sep
Value	1.46	1.45	68.37	64.94	90.78	91.74	96.79	98.57

Plumbing

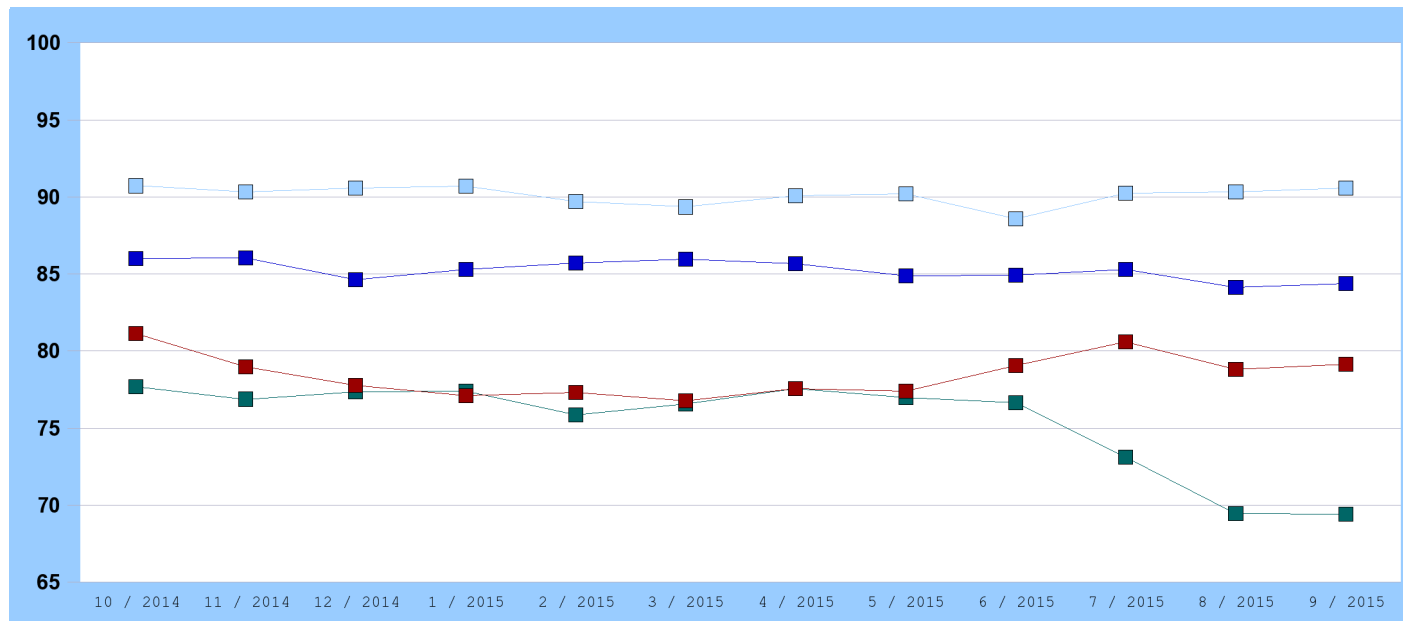
Description	Average Overall Response Time in Days	Average Overall Response Time in Days	% On Time	% On Time	% Within One Day Late	% Within One Day Late	% Within Two Days Late	% Within Two Days Late
Monthname	Aug	Sep	Aug	Sep	Aug	Sep	Aug	Sep
Value	1.69	1.58	55.55	59.22	80.12	85.54	95.55	98.05



Inspection Pass Rate Report September 2015

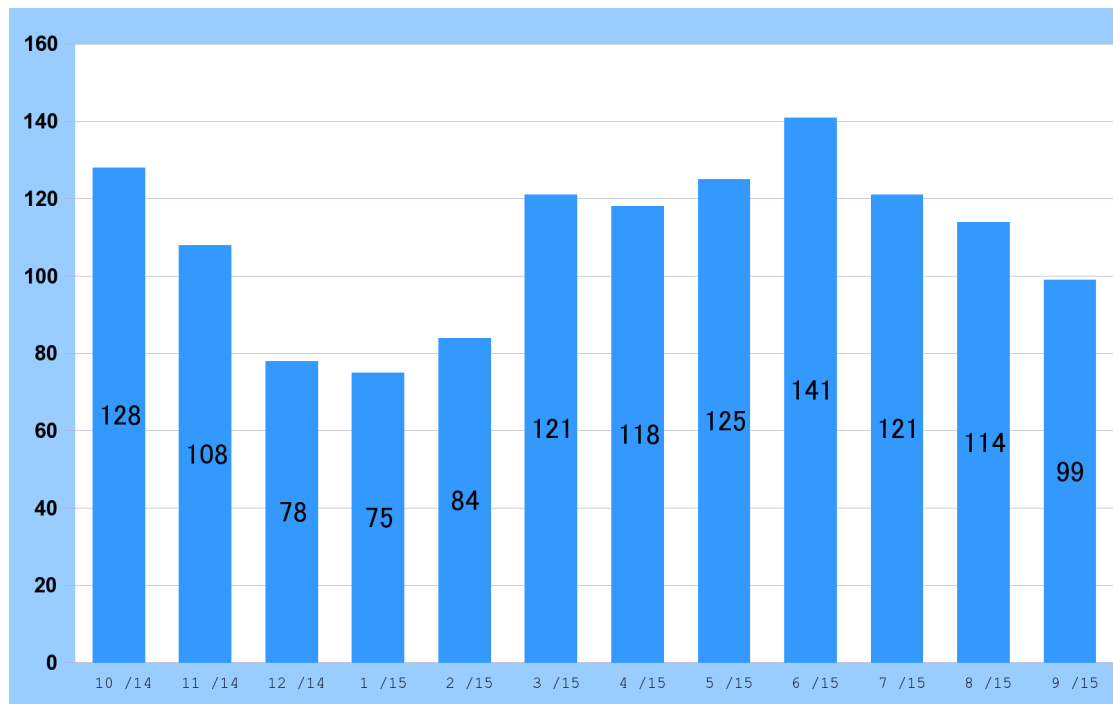
Building	69.41%
Electrical	79.15%
Plumbing	90.56%
Mechanical	84.37%

Building ■ Electrical ■ Plumbing ■ Mechanical ■



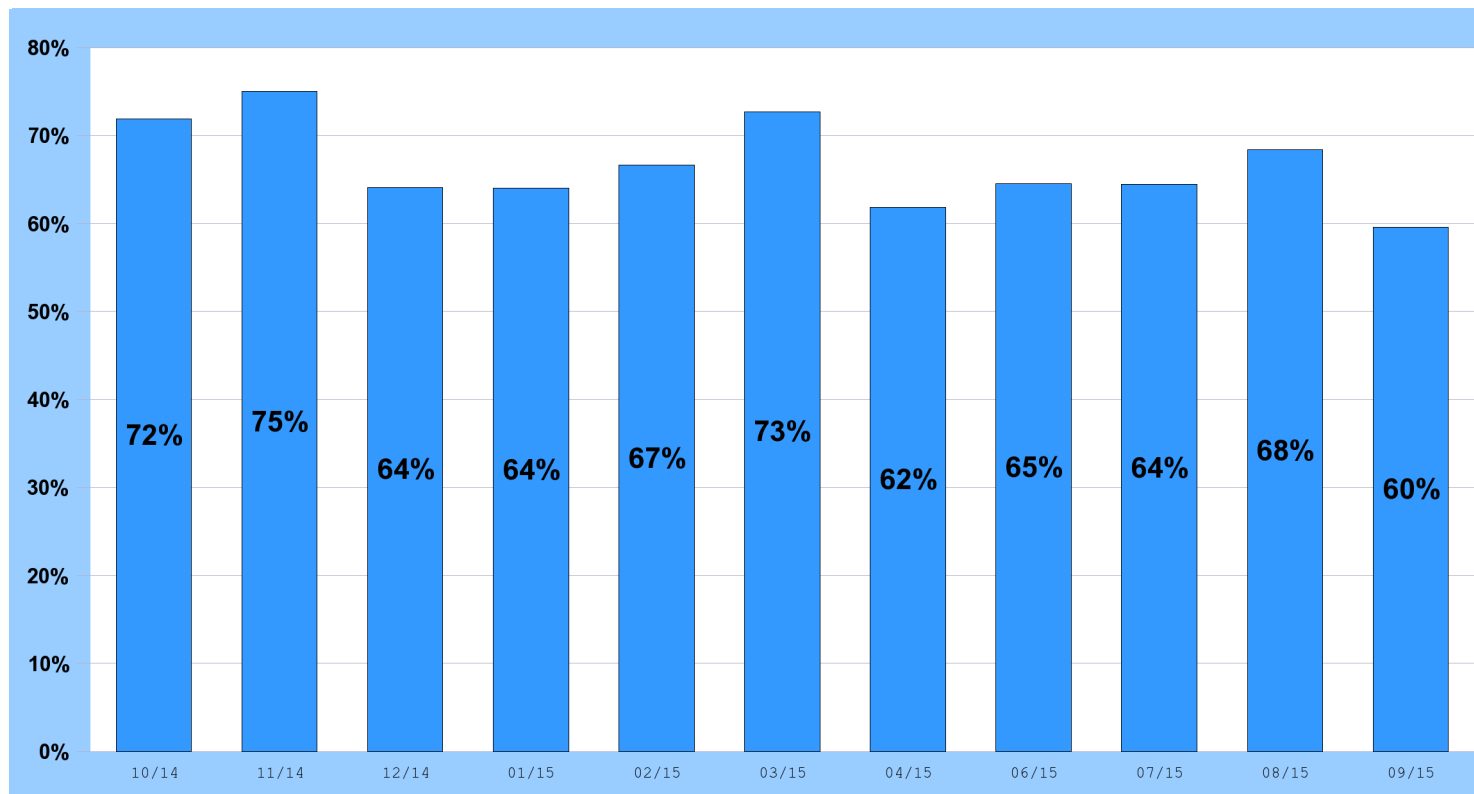


CTAC Total # of Projects Reviewed Sept 2015



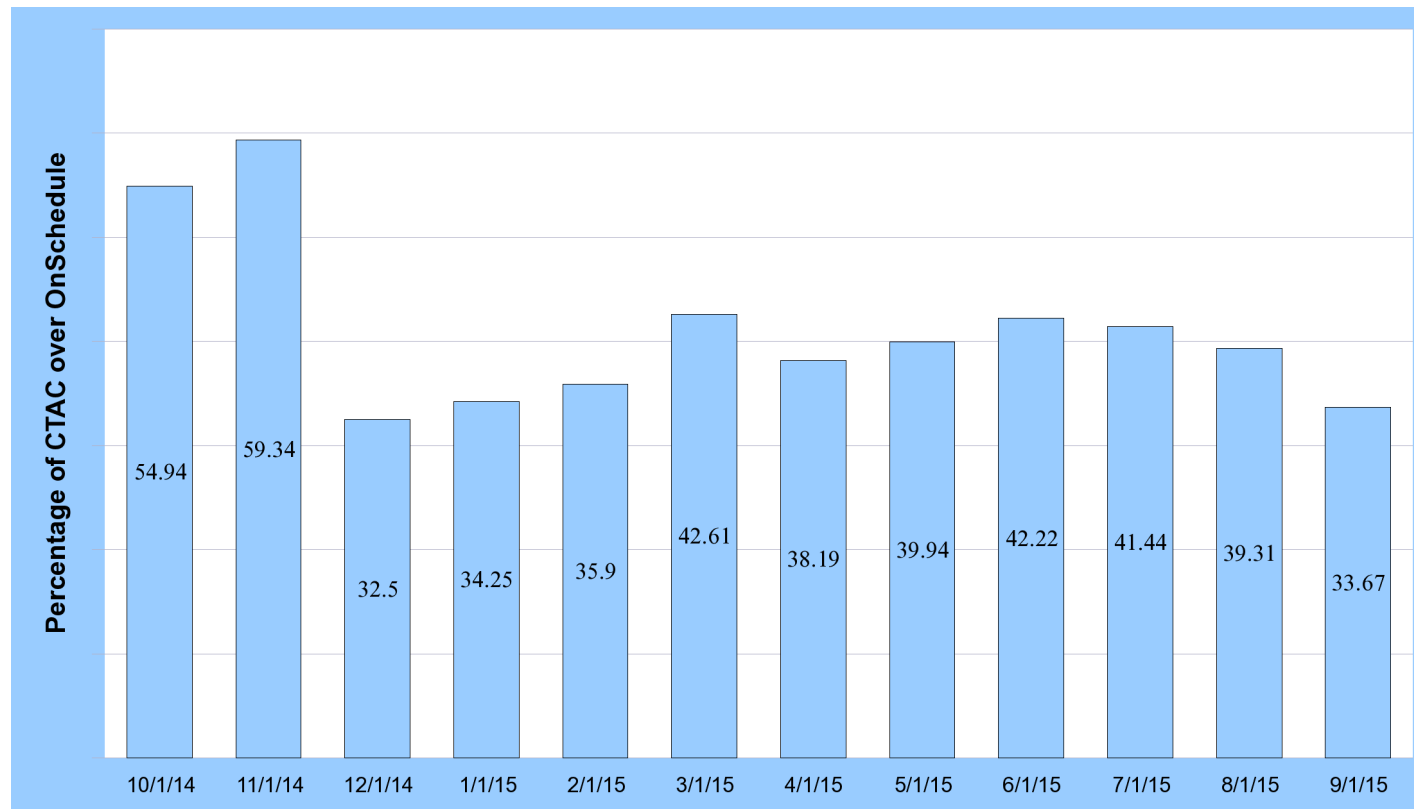


CTAC Approval Rate September 2015



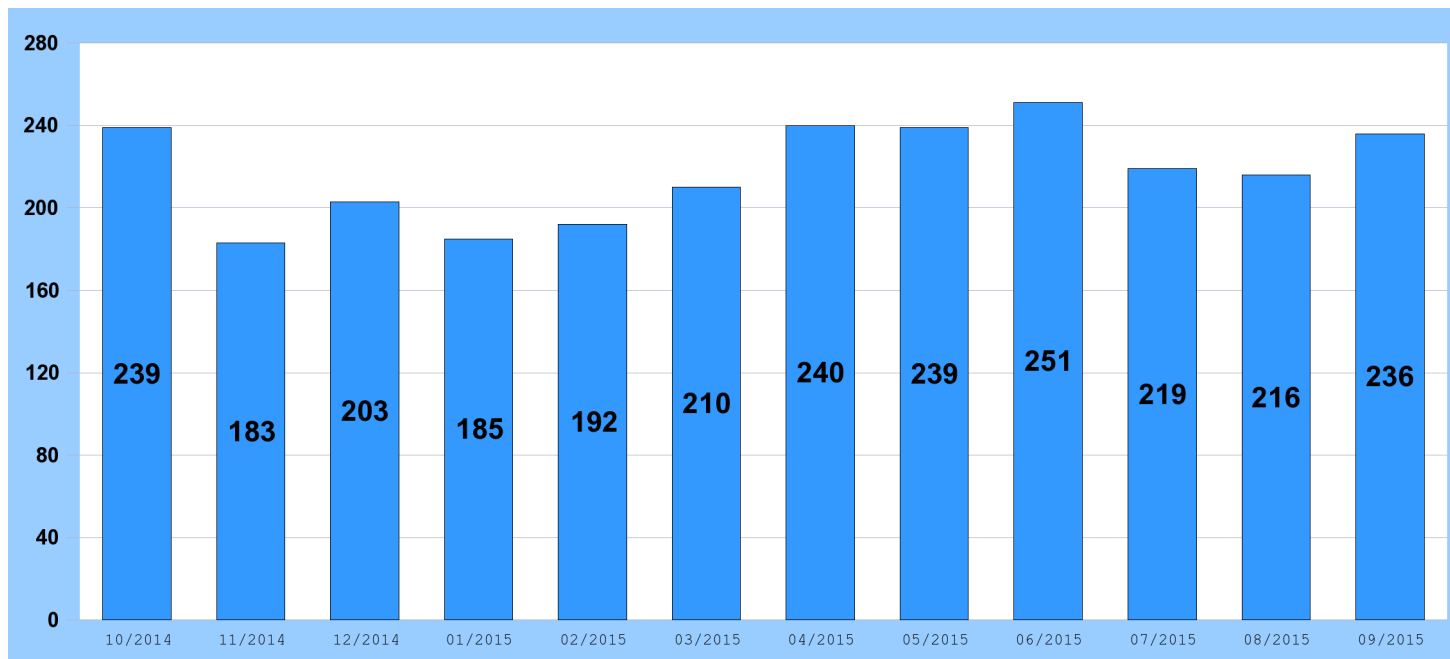


Percentage of CTAC of OnSchedule and Express September 2015



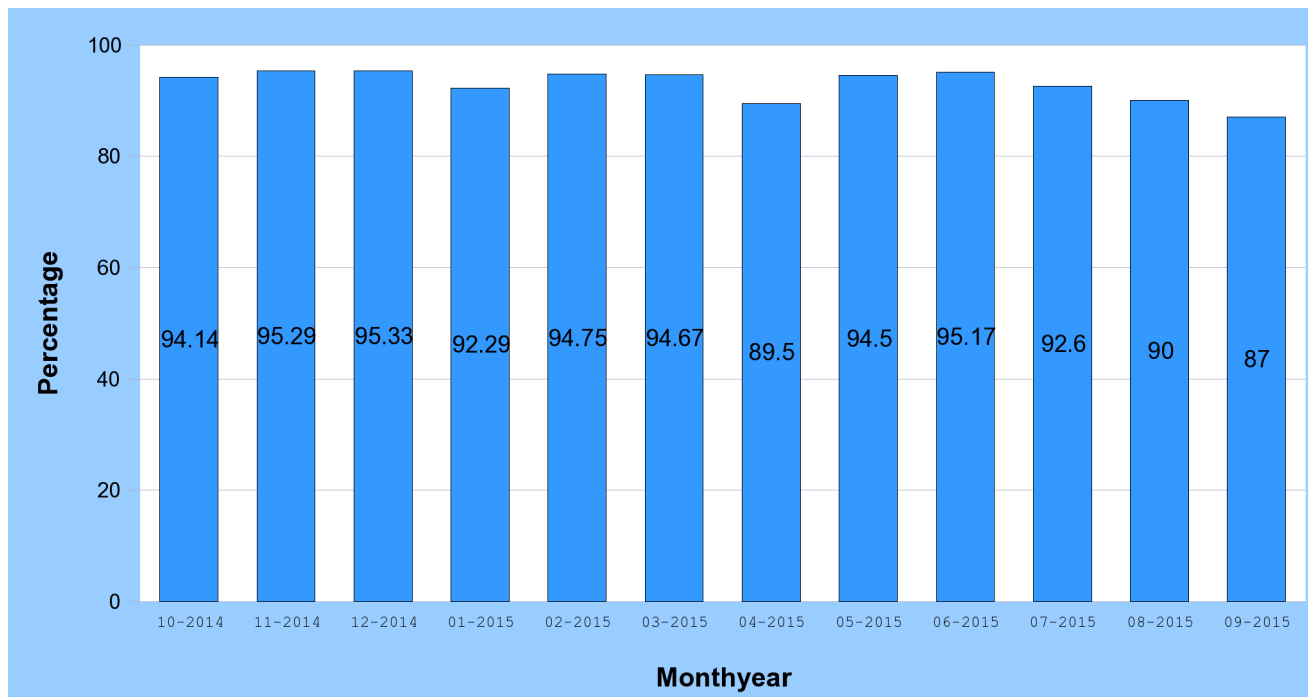


OnSchedule 1st Reviews Sept 2015



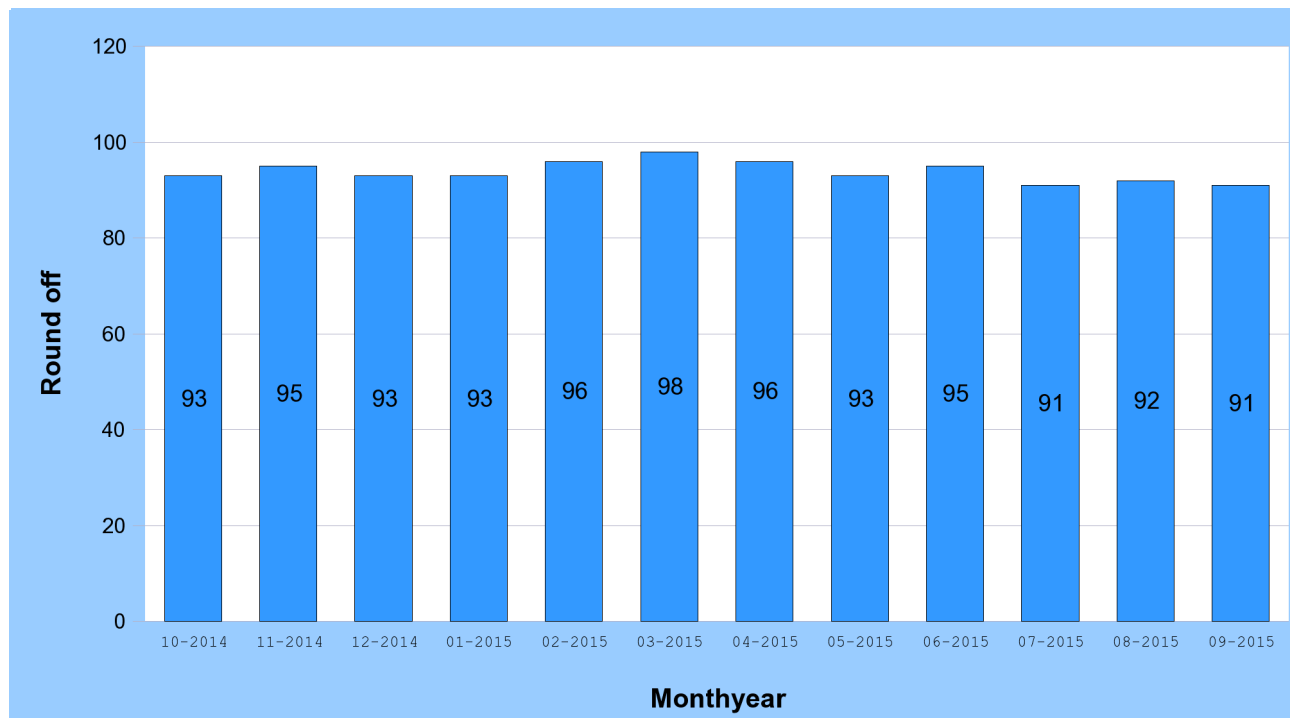


On Time/Early All Trades Sept 2015



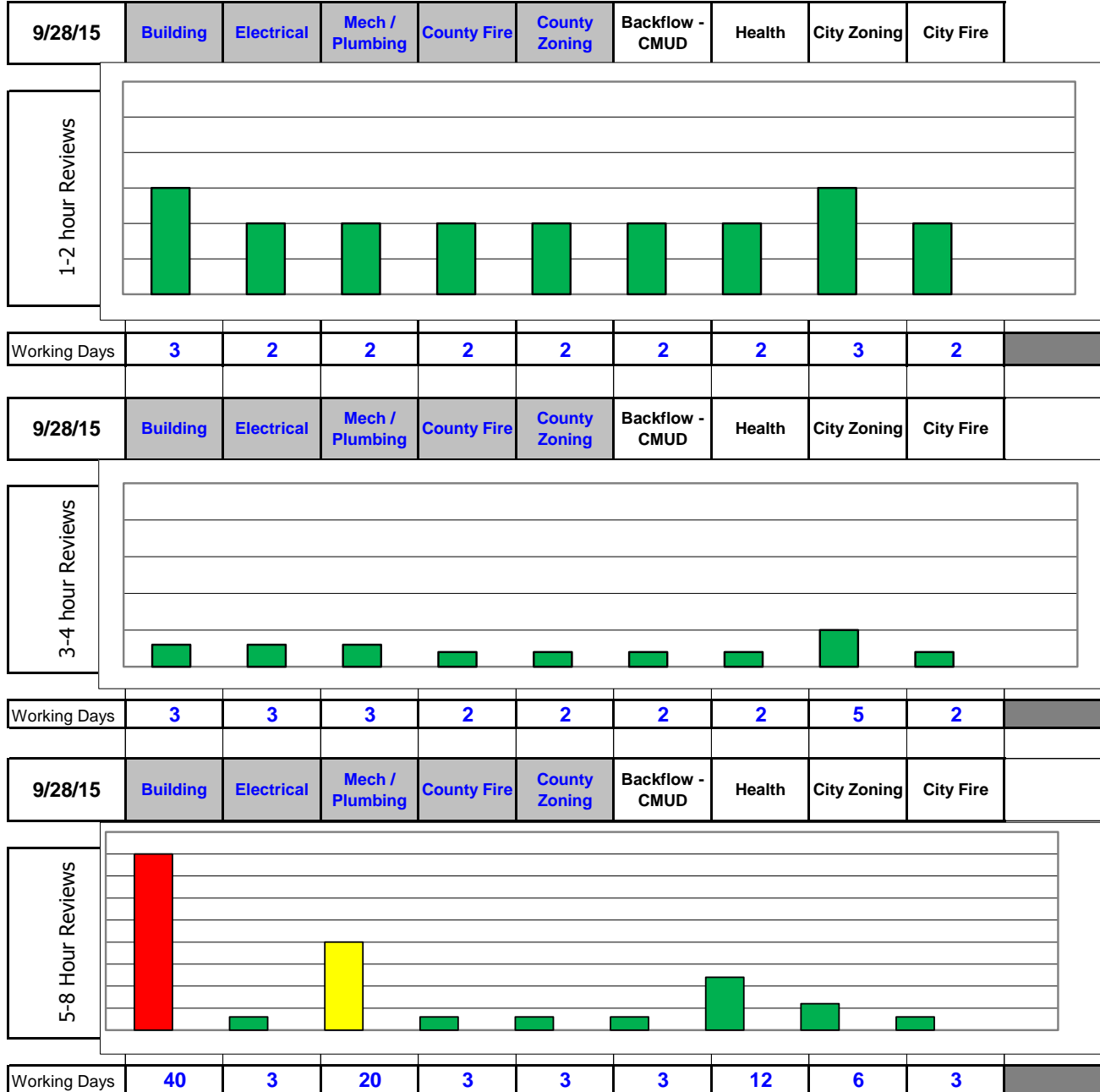


On Time/Early BEMP September 2015



September 28, 2015

Plan Review Lead Times for OnSchedule Review



Green: Booking Lead Times within 2 weeks

Yellow: Booking Lead Times within 3-4 weeks

Red: Booking Lead Times exceeds 4 weeks

(10 - 14 work days = The Goal)

(15 - 20 work days)

(21 work days or greater)

All booking lead times indicated are a snapshot in time on the date specified.

The actual booking lead time may vary on the day you submit the OnSchedule Application.

September 28, 2015

Express Review

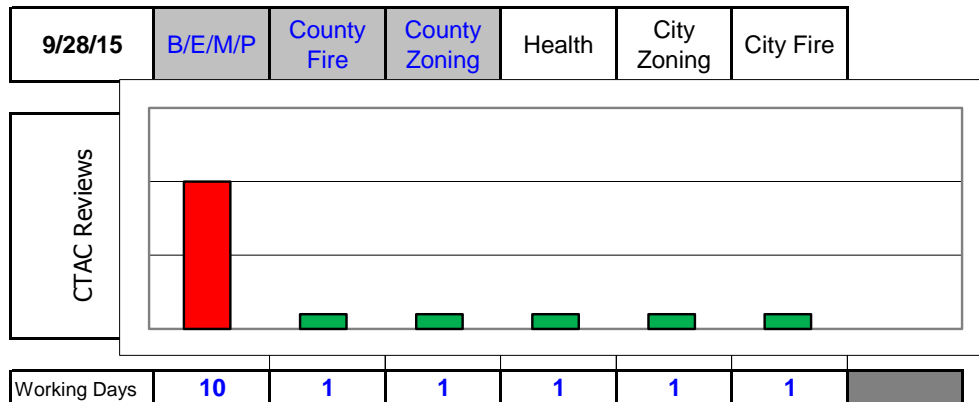
Appointments are available for:

Small projects in 13 working days

Large projects in 27 working days

Appointments are typically determined by the furthest lead time.
For Example: If M/P is 11 days, the project's appointment will be set at approximately 11 days.

Plan Review Lead Times for CTAC Review



Green: Review Turnaround Times are within CTAC goal of 5 days or less
Red: Review Turnaround Times exceed CTAC goal of 5 days or less